

089.0

0001

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

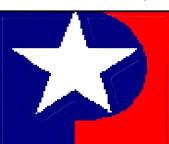
866,800 / 866,800

USE VALUE:

866,800 / 866,800

ASSESSED:

866,800 / 866,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
9-11		PINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GARDINER PAUL C	
Owner 2:	
Owner 3:	

Street 1: 11 PINE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1:
Owner 2:

Street 1:
Twn/City:

St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,834 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3229 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7834		Sq. Ft.	Site		0	70.	0.84	5									458,517						458,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									56101	
104	7834.000	401,300	7,000	458,500	866,800									GIS Ref	
														GIS Ref	
														Insp Date	
														11/09/18	

Total Card / Total Parcel
 866,800 / 866,800
 APPRAISED:
 866,800 / 866,800
 USE VALUE:
 866,800 / 866,800
 ASSESSED:
 866,800 / 866,800

Entered Lot Size	Total Land:	Land Unit Type:

Parcel ID	089.0-0001-0016.0	!7188!
PRINT		
Date	Time	
12/10/20	21:51:28	
LAST REV		
Date	Time	
10/03/19	17:30:40	
mmcmakin		
PAT ACCT.	7188	
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CICCARIELLO PAT	26970-579		1/7/1997		253,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2016	1530	Heat App	7,600	C				
12/8/2016	1515	Heat App	5,500	C				
11/23/2016	1447	Add Bath	55,000	O				gut reno kitch,bat
6/7/2016	697	Redo Kit	35,000					remod kitch + bat
12/6/2004	1161	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
4/1/2009	Measured	197	PATRIOT
6/24/2004	Inspected	BR	B Rossignol
11/3/2000	Hearing Chag	189	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			ATTIC ACCESS THRU CLOSET PULL DOWN..										
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Poor													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1										
Color: WHITE				A Kits: 1	Rating: Poor			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct:	Fact: .			Floor:				Totals RMs: 12 BRs: 5 Baths: 2 HB										
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: FFR - Fair	40. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	5	2						
Sec Int Wall:		%		Economic:				Additions:		1	7	3						
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:		%		Total:	40.3 %			Plumbing:										
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 170.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.08896315				General:										
Electric: 3 - Typical				Const Adj.: 0.98990101				Totals	2	12	5							
Insulation: 2 - Typical				Adj \$ / SQ: 183.254														
Int vs Ext: S				Other Features: 136250														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.00000000														
# Heat Sys: 2				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 672243														
% Com Wall		% Sprinkled:		Depreciation: 270914				Juris. Factor:		Before Depr:	183.25							
				Depreciated Total: 401329				Special Features: 0		Val/Su Net:	88.88							
								Final Total: 401300		Val/Su SzAd:	167.77							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 089.0-0001-0016.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	24X22	A	AV	1926	19.73	T	40	104			6,300		6,300	
19	Patio	D	Y	1	15X15	A	AV	2000	3.92	T	15.2	104			700		700	
More: N	Total Yard Items:	7,000	Total Special Features:		Total:	7,000												